



CITY of BEVERLY PLANNING BOARD

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Mayor

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John Thomson
Vice-Chair
Ellen Hutchinson

Members

Catherine Barrett
Edwin Barrett, III
Ellen Flannery
David Mack
James Matz
Wayne Miller
Michael Rotondo

AGENDA

REGULAR MEETING

Council Chamber, 191 Cabot Street
Tuesday, October 18, 2016
7:00 p.m.

Call to Order

1. Subdivision Approval Not Required Plans
 - a. 141 Hale & 151 Rear Hale Street – Irene G. Christ / 145 Rear Hale Street Realty Trust
 - b. Other, if any
2. Approval of Minutes: Regular Meeting of March 15, Special Meeting of April 4, Regular Meetings of April 27, May 17 and September 20, 2016 (if available)
- Recess for Public Hearings
 - Public Hearing – Site Plan Review Application #125-16, Special Permit Application #151-16 and Inclusionary Housing Application #10-16 – Construct six-story, mixed-use, 70,000 +/- sq. ft. building with 4,500 +/- sq. ft. of commercial/retail use and 67 residential units; deviation from parking requirements for commercial/retail use, height limit and percentage of residential floor area – MBTA parcel – 112 Rantoul Street – Barnat Beverly LLC
- Reconvene Meeting
3. Discussion/Decision: Site Plan Review Application #125-16, Special Permit Application #151-16 and Inclusionary Housing Application #10-16–MBTA Parcel - 112 Rantoul Street – Barnat Beverly LLC
4. Continued - Request for Minor Modification to Site Plan Review #112-14 – 52 Dunham Road – Anderson Clarke, LLP
5. Request for Minor Modification to Site Plan Review #38-98 – McDonald's – 230 Elliott Street - McDonald's USA, LLC
6. Preliminary Subdivision Plan –Livingston Avenue – Alternative A (Create 3 New Lots) and off Porter Terrace - Alternative B (Create 2 New Lots) – Wendgail Realty Trust

7. Preliminary Subdivision Plan – Trask Lane - Creation of Cul-de-Sac and 1 Lot - Folly Hill Associates Trust
8. Set Public Hearing Date – 133 & 143 Brimbal Avenue Definitive Subdivision Plan – Creation of Private Way/Cul-de-Sac and 2 Lots– 133 Brimbal LLC and Vittori-Rocci Post #56
9. Set Public Hearing Date – Site Plan Review Application #126-16 and Special Permit Application #152-16 - Construct four-story building to house an assisted living facility with ground floor commercial space and 52-car garage; deviation from parking requirements for elderly housing - 50 Dunham Road – Vitality Senior Living, LLC
10. Open Space Residential Design (OSRD) Site Plan #9-16 and Definitive Subdivision Plan – 122 Cross Lane – Acceptance of Covenant – Endorse Plans – Benco, LLC
11. Update of Table 1 – Fee in Lieu of Affordable Housing Units Fiscal Year 2017 per Chapter 315 Inclusionary Housing Regulations
12. New or Other Business
 - a. If any. This agenda item may include requests to set public hearing dates; requests to establish surety, sign plans, reduce or release performance bonds or other actions pertaining to the administration of subdivision approvals, which could include review and approval of preliminary subdivision plans; requests for minor modifications of site plans; requests for informal discussion over potential future projects; requests for administrative actions and/or recommendations pertaining to zoning amendments.
13. Adjournment

REMINDER:

- **NOVEMBER 2, 2016 HOUSING PLAN PUBLIC MEETING @ 6:30 PM**